

159.0

0008

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 686,700 /

USE VALUE: 686,700 /

ASSESSed: 686,700 /

Total Card /

Total Parcel

686,700

686,700

686,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		WAVERLY ST, ARLINGTON

OWNERSHIP

Owner 1:	HURLEY ANNE L				
Owner 2:					
Owner 3:					
Street 1:	103 WAVERLEY ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	BERRY AYORA & -		
Owner 2:	HURLEY ANNE L -		
Street 1:	103 WAVERLEY ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 1817 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	266,700		420,000	686,700
Total Card	0.138	266,700		420,000	686,700
Total Parcel	0.138	266,700		420,000	686,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	378.01	/Parcel:	378.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,700	0	6,000.	420,000	686,700	686,700	Year End Roll	12/18/2019
2019	101	FV	272,000	0	6,000.	420,000	692,000	692,000	Year End Roll	1/3/2019
2018	101	FV	272,000	0	6,000.	354,000	626,000	626,000	Year End Roll	12/20/2017
2017	101	FV	272,000	0	6,000.	324,000	596,000	596,000	Year End Roll	1/3/2017
2016	101	FV	272,000	0	6,000.	276,000	548,000	548,000	Year End	1/4/2016
2015	101	FV	226,600	0	6,000.	240,000	466,600	466,600	Year End Roll	12/11/2014
2014	101	FV	226,600	0	6,000.	222,000	448,600	448,600	Year End Roll	12/16/2013
2013	101	FV	226,600	0	6,000.	211,200	437,800	437,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERRY AYORA &	74966-468	1	6/25/2020	Convenience		1	No	No	
DE RUBEIS PAUL/	64760-375		1/6/2015		585,000	No	No		PAUL DERUBEIS D.O.D. 8/30/2014 PER DEED.
DE RUBEIS PAUL	48624-141		12/7/2006	Family		1	No	No	
	14607-128		5/1/1982		90,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERRY AYORA &	74966-468	1	6/25/2020	Convenience		1	No	No	
DE RUBEIS PAUL/	64760-375		1/6/2015		585,000	No	No		PAUL DERUBEIS D.O.D. 8/30/2014 PER DEED.
DE RUBEIS PAUL	48624-141		12/7/2006	Family		1	No	No	
	14607-128		5/1/1982		90,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2016	1542	Inter Fi	32,120	C				inter finish work
8/13/2009	698	Re-Roof	5,600					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
5/10/2016	Sales Review	PT	Paul T
10/20/2008	Meas/Inspect	345	PATRIOT
12/2/1999	Meas/Inspect	272	PATRIOT
1/1/1982		PS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

